



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor
Scott Hassett, Secretary
William H. Smith, Regional Director

Northern Region Headquarters
107 Sutliff Ave.
Rhinelander, Wisconsin 54501
Telephone 715-365-8900
FAX 715-365-8932
TDD 715-365-8957

August 13, 2003

City of Rice Lake
Attn: Gary Neuman
326 S Main St
Rice Lake, WI 54868

SUBJECT: Final Case Closure By Closure Committee
City of Rice Lake Street Dept, 35 W Allen St, Rice Lake, WI
WDNR BRRTS #: 03-03-000262
PECFA # 54868-2205-35

Dear Mr. Neuman :

On July 2, 2003, your site as described above was reviewed for closure by the Northern Region Closure Committee. This committee reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. On July 7, 2003, you were notified that the Closure Committee had granted conditional closure to this case.

On August 13, 2003, the Department received correspondence indicating that you have complied with the conditions of closure, specifically, documentation of the abandonment of the monitoring wells on site. Based on the correspondence and data provided, it appears that your case has been remediated to Department standards in accordance with s. NR 726.05, Wis. Adm. Code. The Department considers this case closed and no further investigation, remediation or other action is required at this time.

Your site will be listed on the DNR Remediation and Redevelopment GIS Registry of Closed Remediation Sites. Information that was submitted with your closure request application will be included on the registry. To review the sites on the GIS Registry web page, visit <http://gomapout.dnr.state.wi.us/org/at/et/geo/gwur/index.htm>.

Please be aware that this case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code, if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety or welfare, or the environment.

The Department appreciates your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact me at 715-365-8990.



Quality Natural Resources Management
Through Excellent Customer Service



Sincerely,
NORTHERN REGION

A handwritten signature in cursive script that reads "Janet Kazda".

Janet Kazda
Remediation and Redevelopment Program

cc: File

Gary Strand
Cooper Engineering Co. Inc
PO Box 230
Rice Lake, WI 54868



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor
Scott Hassett, Secretary
William H. Smith, Regional Director

Northern Region Headquarters
107 Sutliff Ave.
Rhinelander, Wisconsin 54501-0818
Telephone 715-365-8900
FAX 715-365-8932
TDD 715-365-8957

July 7, 2003

City of Rice Lake
Attn: Gary Neuman
326 S Main St
Rice Lake, WI 54868

Subject: Conditional Case Closure With NR 140 Exemption
City of Rice Lake Street Dept, 35 W Allen St, Rice Lake, Wisconsin
WDNR BRRTS # 03-03-000262
PECFA# 54868-2205-35

Dear Mr. Neuman:

On July 2, 2003, your request for closure of the case described above was reviewed by the Regional Closure Committee. The Closure Committee reviews environmental remediation cases for compliance with state rules and statutes to maintain consistency in the closure of these cases. After careful review of the closure request, the Closure Committee has determined that the gasoline and diesel fuel contamination on the site from the site appears to have been investigated and remediated to the extent practicable under site conditions. Your case has been remediated to Department standards in accordance with s. NR 726.05, Wis. Adm. Code and will be closed if the following conditions are satisfied:

1. The monitoring wells at the site must be properly abandoned in compliance with ch. NR 141, Wis. Adm. Code. Documentation of well abandonment must be submitted to me on Form 3300-5B found at www.dnr.state.wi.us/org/water/dgw/gw/ or provided by the Department of Natural Resources.
2. Enclosed please find City of Rice Lake check # 33926 in the amount of \$1000. The Department is returning the check to you and requesting that you submit another check in the amount of \$950. Your site does not require GIS Registry for groundwater (\$250, in addition to the \$750 closure review fee). It does, however, require soil GIS Registry (\$200, in addition to the \$750 closure review fee). Please send this check to me at the above address.
3. Please ask your consultant to submit documents required for the soil GIS Registry. Some of these documents were submitted for the Groundwater GIS Registry. However, additional documents will be required for the soil Registry, specifically, soil analytical tables and water table elevations. It would be most helpful to the Department if an entirely new package was submitted with all documents needed for the Soil Registry.
4. One area of confusion remains with the documents and maps submitted for the Registry, and this will need to be clarified by modification of some of the maps. Several copies of deeds were submitted, and these do not seem to relate to either the certified survey map submitted or to the site maps drawn by Cooper (for instance Item D-7.a). You will need to submit at least one site drawing that shows the property boundaries and the remaining soil contamination boundaries.



This map should also show the Volume and Page number of the deed that it represents.

When the above conditions have been satisfied, please submit a letter to let me know that applicable conditions have been met, and your case will be closed. Your site will be listed on the DNR Remediation and Redevelopment GIS Registry of Closed Remediation Sites. Information that was submitted with your closure request application will be included on the registry. To review the sites on the GIS Registry web page, visit <http://gomapout.dnr.state.wi.us/org/at/et/geo/gwur/index.htm>.

Recent groundwater monitoring data at this Monitoring Well # MW-2, but compliance with the NR 140 enforcement standard. The Department may grant an exemption to a PAL for a substance of public health concern, other than nitrate, pursuant to s. NR 140.28(2)(b), Wis. Adm. Code, if all of the following criteria are met:

1. The measured or anticipated increase in the concentration of the substance will be minimized to the extent technically and economically feasible.
2. Compliance with the PAL is either not technically or economically feasible.
3. The enforcement standard for the substance will not be attained or exceeded at the point of standards application.
4. Any existing or projected increase in the concentration of the substance above the background concentration does not present a threat to public health or welfare.

Based on the information you provided, the Department believes that the above criteria have been or will be met. Therefore, pursuant to s. NR 140.28(2)(b), Wis. Adm. Code, an exemption to the PAL is granted for benzene at Mw-2. This letter serves as your exemption.

If this is a PECFA site, section 101.143, Wis. Stats., requires that PECFA claimants seeking reimbursement of interest costs, for sites with petroleum contamination, submit a final reimbursement claim within 120 days after they receive a closure letter on their site. For claims not received by the PECFA Program within 120 days of the date of this letter, interest costs after 60 days of the date of this letter will not be eligible for PECFA reimbursement.

Please be aware that the case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code, if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety, or welfare or to the environment.

We appreciate your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact me at 715-365-8990.

Sincerely,
Northern Region



Janet Kazda
Remediation & Redevelopment Program

cc: File

Bill Schultz, Rhinelander
Bill Phelps, DG/2

Gary Strand
Cooper Engineering Co., Inc
PO Box 230
Rice Lake, WI 54868

(Notarial Seal)

Anita Birdsall
Anita Birdsall
Notary Public
My commission expires July 4, 1948

VOL 119
PAGE 428

STATE OF MINNESOTA }
 } SS
RAMSEY COUNTY

Personally came before me, this 13th day of September, A. D., 1946, the above named Ruby L. Mosely to me known to be the person who executed the foregoing instrument and acknowledged the same.

(Notarial Seal)

Jeanette Mattimore
Jeanette Mattimore
Notary Public, Ramsey County, Minn.
My commission expires Feb. 9, 1950

Number
274825

Received for record this 18 day of Sept. A. D. 1946 at 9 o'clock AM. Alfred Mickelson Register of Deeds.
CORRECTION DEED

THIS INDENTURE, Made this 8th day of September, A.D. 1936, between Rice Lake Advancement Company, a corporation, duly organized and existing under and by virtue of the laws of the State of Wisconsin, located at Rice Lake, Wisconsin, Stein Brothers Hide and Fur Company, a corporation, duly organized and existing under and by virtue of the laws of the State of Wisconsin, located at Rice Lake, Wisconsin, Benj. Wishner Company, a corporation, duly organized and existing under and by virtue of the laws of the State of Wisconsin located at Milwaukee, Wisconsin, Stein Brothers Hide and Fur Company, a corporation, duly organized and existing under the laws of the State of Wisconsin, Benjamin Wishner and E. Scheinfeld, co-partners doing business as Rice Lake Advancement Company, parties of the first part and City of Rice Lake, a municipal corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, located at Rice Lake, Wisconsin, party of the second part.

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of one dollar to them in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, have given, granted, bargained, sold, remised, released, aliened, conveyed and confirmed, and by these presents do give, grant, bargain, sell, remise, release, alien, convey and confirm unto the said party of the second part, its successors and assigns forever, the following described real estate, situated in the County of Barron and State of Wisconsin, to-wit:

A part of the Southeast Quarter of the Southwest quarter, Section 28, Township 35, Range 11, described as follows:

Commencing at a point on the North line of Allen Street 459.2 feet West of the West line of Main Street; thence North parallel with the West line of Main Street 579.2 feet more or less to a point 50 feet South of the center line of the passing track of the Soo line and Omaha Railway; thence Northwesterly on a line 50 feet equidistant South and West from the center line of said passing track to a point 50 feet East of the center of the track of the Omaha Railway; thence South along said right-of-way on a line drawn parallel with and 50 feet Easterly from the center line of said railway to the Northwest corner of Outlot 148; thence Easterly along the North line of Outlot 148, 130 feet to the Northeast corner of said Outlot 148; thence Southeasterly along the East line of Outlot 148 to the North line of Allen Street; thence Easterly on the North line of Allen Street 27 feet to the place of beginning.

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining; and all the estate, right, title, interest, claim or demand whatsoever, of the said parties of the first part, either in law or equity, either in possession or expectancy of, in and to the above bargained premises, and their hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises as above described with the hereditaments and appurtenances, unto the said party of the second part, and to its successors and assigns FOREVER.

AND THE SAID parties of the first part for themselves, their successors, heirs, executors, administrators and assigns, do covenant, grant, bargain and agree to and with the said party of the second part, its successors and assigns that at the time of the enrolling and delivery of these presents they are well seized of the

premises above described, as of a good, sure perfect, absolute and inalienable estate of inheritance in the law, in fee simple, and that the same are free and clear from all incumbrances whatever, and that the above bargained premises in the quiet and peaceable possession of the said party of the second part, its successors and assigns, against all and every person or persons lawfully claiming the whole or any part thereof, the parties of the first part will forever WARRANT AND DEFEND.

This instrument is executed as and for a correction deed, reference being made to that certain warranty deed dated June 11th, 1935, recorded in the office of the Register of Deeds of Barron County, Wisconsin, on July 8th, 1935, at 9:35 o'clock, A.M. in Volume 97 of Deeds on Page 403.

IN WITNESS WHEREOF the said parties of the first part have hereunto set their hands and seals this 8th day of September, A.D. 1936.

Signed and sealed in Presence of:

Rice Lake Advancement Company,
a corporation

Samuel P. Rigler
Samuel P. Rigler (CORPORATE SEAL)

By Wm. Stein
Wm. Stein Its President

Ethel Thorstad
Ethel Thorstad
(As to Rice Lake Advancement Company)
a corporation,

Counter-signed:
By Jack Stein
Jack Stein Its Secretary

Samuel P. Rigler
Samuel P. Rigler (CORPORATE SEAL)

Stein Brothers Hide and Fur
Company, a corporation,

Ethel Thorstad
Ethel Thorstad
(As to Stein Brothers Hide and Fur
Company, a corporation)

By Wm. Stein
Wm. Stein Its President

Counter-signed:
By Lena Stein
Lena Stein Its Secretary

Evelyn Weber
Evelyn Weber

Benj. Wishner Company , a corporation

Claire Graessel
Claire Graessel (CORPORATE SEAL)

By Benjamin Wishner,
Benjamin Wishner, Its President

(As to Benj. Wishner Company, a corporation.)

Counter-signed
By M. Garner
M. Garner Its Secretary.

Samuel P. Rigler
Samuel P. Rigler (CORPORATE SEAL)

Stein Brothers Hide and Fur
Company, a corporation

Ethel Thorstad
Ethel Thorstad
(As to Stein Brothers Hide and Fur
Company, a corporation)

By Wm. Stein,
Wm. Stein, Its President

Counter-signed
By Lena Stein
Lena Stein - Its Secretary

Evelyn Weber
Evelyn Weber

Benjamin Wishner (SEAL)
Benjamin Wishner

M. R. Morris hofer
M. R. Morris hofer

E. Scheinfeld (SEAL)
E. Scheinfeld
Co-partners doing business as
Rice Lake, Advancement Company.

STATE OF WISCONSIN }
Barron County } ss.

Personally came before me this 8th day of September, 1936, the above named W. M. Stein as President, and Jack Stein as Secretary of the Rice Lake Advancement Company, a corporation, to me known to be the persons and officers who, for and in behalf of said corporation, executed the foregoing instrument and acknowledged the same.

(Notarial Seal)
Samuel P. Rigler
Samuel P. Rigler
Notary Public, Barron County, Wisconsin
My commission expires: May 28, 1939

STATE OF WISCONSIN }
Barron County } ss.

Personally came before me this 8th day of September, 1936, the above named Wm. Stein as President, and Lena Stein, as Secretary of the Stein Brothers Hide and Fur Company, a corporation, to me known to be the persons and officers, who, for and in behalf of said corporation, executed the foregoing instrument and

acknowledged the same.

(Notarial Seal)

Samuel P. Rigler
Samuel P. Rigler
Notary Public, Barron County, Wisconsin
My commission expires: May 28, 1939

STATE OF WISCONSIN)
Milwaukee County } ss.

Personally came before me this 14th day of September, 1936, the above named Benjamin Wishner as President and M. Garner as Secretary of the Benj. Wishner Company, a corporation, to me known to be the persons and officers who, for and in behalf of said corporation, executed the foregoing instrument and acknowledged the same.

(Notarial Seal)

Aaron Scheinfeld
Aaron Scheinfeld
Notary Public, Milwaukee County, Wisconsin
My commission expires: Aug 4, 1939

STATE OF WISCONSIN)
Barron County } ss.

Personally came before me this 8th day of September, 1936, the above named Wm. Stein as President and Lena Stein as Secretary of the Stein Brothers Hide and Fur Company, a corporation, to me known to be the persons and officers who, for and in behalf of said corporation, executed the foregoing instrument and acknowledged the same, as a member of and one of the co-partners doing business as Rice Lake Advancement Company.

(Notarial Seal)

Samuel P. Rigler
Samuel P. Rigler
Notary Public, Barron County, Wisconsin
My commission expires May 28, 1939

STATE OF WISCONSIN)
Milwaukee County } ss.

Personally came before, me, this 14th day of September, 1936, the above named Benjamin Wishner and E. Scheinfeld, as members of and as two of the co-partners doing business under the firm name of Rice Lake Advancement Company, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

(Notarial Seal)

Aaron Scheinfeld
Aaron Scheinfeld
Notary Public, Milwaukee County, Wisconsin.
My commission expires: Aug 4, 1939

Received for record this 21 day of Sept A.D. 1946 at 8:15 A.M.

Alfred Mickelson, Register of Deeds.

Number

DOCUMENT NO.

WARRANTY DEED

BARRON COUNTY, WI
REGISTER OF DEEDS
DONNA M. MILLER

640585

05-08-2001 2:15 PM

WARRANTY DEED
RECORDING FEE: 10.00
TRANSFER FEE:
FEE EXEMPT #: 77.25(2)
PAGES: 1

This Deed, made between the CITY OF RICE LAKE, a Wisconsin Municipal Corporation, Grantor,

and JFJ PROPERTIES, LLC, a Wisconsin Limited Liability Company, Grantee,

Witnesseth, That the said Grantors, for a valuable consideration convey to Grantee the following described real estate in Barron County, State of Wisconsin:

FRIESS & KOEHLER
LAW OFFICE LTD.
P.O. BOX 430
RICE LAKE, WISCONSIN 54868

BCT3 / FAT 3994

276-5004-60-000, 276-5004-67-000, 276-5004-68-000
Parcel Identification Nos.

A parcel of land located in part of Outlots 148 and 149 of the Banister Plat, being part of the SE 1/4 of the SW 1/4 of S21, T35N, R11W, City of Rice Lake, Barron County, Wisconsin, more particularly described as follows:

A parcel of land bounded on the south by the north line of Allen Street, on the east by a line 459.2 feet west of (measured at right angles) and parallel to the west line of Main Street, on the north by a line 609.00 feet north of (measured at right angles) and parallel to the north line of Allen Street, and on the west by a line 50 feet easterly of (measured at right angles) and parallel to the centerline of the Wisconsin Central Limited right-of-way (ROW).

This is not homestead property.

Together with all and singular the hereditaments and appurtenances thereunto belonging;
And Grantors warrant that title is good, indefeasible in fee simple and free and clear of encumbrances except easements, reservations, restrictions of record and zoning ordinances and will warrant and defend the same.Dated this 16th day of April, 2001.

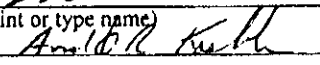
CITY OF RICE LAKE

By: MARK A. ANGELL
MAYOR

CITY OF RICE LAKE

By: KATHLEEN V. MORSE
CITY CLERK/TREASURER

ACKNOWLEDGMENT

STATE OF WISCONSIN)
Barron County)Personally came before me this 16th day of April, 2001, the above named MARK A. ANGELL AND KATHLEEN V. MORSE to me known to be the person(s) who executed the foregoing instrument and acknowledge the same.
Notary Public (Print or type name)My Commission: 

THIS INSTRUMENT WAS DRAFTED BY: Arnold R. Koehler, Lawyer, Rice Lake, WI, 54868

Item 1

VOL: 982 PAGE 786

DOCUMENT NO.

QUIT CLAIM DEED

BARRON COUNTY, WI
REGISTER OF DEEDS
DONNA M. MILLER

653705

03-06-2002 9:50 AM

QUIT CLAIM DEED
RECORDING FEE: 11.00
TRANSFER FEE:
FEE EXEMPT #: 77.25(3)
PAGES: 1

CITY OF RICE LAKE, a Wisconsin Municipal Corporation, Grantor,

quit-claims to

JFJ PROPERTIES, LLC, a Wisconsin Limited Liability Company,
Grantee,

the following described real estate in Barron County, State of
Wisconsin:

Friess & Koehler
Box 430
Rice Lake

276-5004-60-000, 276-5004-67-000, 276-5004-68-000
Parcel Identification No.

Lot 1 of CSM 31-4, a part of Outlots 148 and 149 to City of Rice Lake

The purpose of this deed is to correct the legal description on a deed previously recorded at Vol. 908, Page 137 as Document No. 640585 on May 8, 2001 to include the reference to the Certified Survey Map description.

This is not homestead property.

Dated this 26 day of February, 2002.

CITY OF RICE LAKE

By *[Signature]*

ROBERT C. ROWE, Mayor

CITY OF RICE LAKE

By *[Signature]*

KATHLEEN V. MORSE, City Clerk/Treasurer

ACKNOWLEDGMENT

STATE OF WISCONSIN)
Barron County)

Personally came before me this 12th day of March, 2002, the above named
Robert C. Rowe and Kathleen V. Morse
to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

[Signature]

Arnold R Koehler
Notary Public (Print or type name)

My Commission: is permanent

THIS INSTRUMENT WAS DRAFTED BY: Arnold R. Koehler, Lawyer, Rice Lake, WI. 54868

Item 1

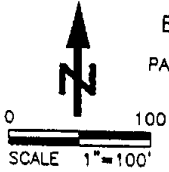
BARRON COUNTY, WI
REGISTER OF DEEDS
DONNA M. MILLER

638791

03-22-2001 1:20 PM

CERTIFIED SURVEY MAP
RECORDING FEE: 12.00
TRANSFER FEE:
FEE EXEMPT #:
PAGES: 2

BARRON COUNTY CERTIFIED SURVEY MAP
OUTLOT 148 AND PART OF OUTLOT 149
PART OF THE SE-SW OF SECTION 21, T35N - R11W
CITY OF RICE LAKE, BARRON COUNTY, WISCONSIN



- NOTE:
- 1) NO TITLE SEARCH PERFORMED BY COOPER ENGINEERING CO., INC.
 - 2) NO SUBSURFACE EXPLORATION PERFORMED THIS SURVEY
 - 3) NO UTILITIES LOCATED THIS SURVEY
 - 4) CLIENT: CITY OF RICE LAKE
 - 5) DATE OF SURVEY: 2/21/01
 - 6) DRAWN: 2/27/01; BY: W.R.
 - 7) BEARINGS BASED ON THE BARRON COUNTY GEODETIC GRID

$\Delta=21^{\circ}39'38''$
 $R=545.40'$
 $L=206.19'$
 $Chd.=204.96'$
 $N 58^{\circ}08'50'' W$
 $D=10^{\circ}30'19''$

Received
APR 26 2001
BARRON CO. SURVEYOR



LEGEND

- 3/4" X 24" REBAR (SET THIS SURVEY)
MIN. WT. 1.50 LBS./L.F.
- 3/4" REBAR (IN PLACE)
- 1 1/2" (O.D.) IRON PIPE (IN PLACE)
- () BEARING OR DISTANCE OF RECORD
- P.K. NAIL IN PAVEMENT (SET THIS SURVEY)

Areas of soil contamination

$\Delta=0^{\circ}21'32''$
 $R=5779.65'$
 $L=36.21'$
 $Chd.=36.21'$
 $S 11^{\circ}23'08'' E$
 $D=0^{\circ}59'29''$

S.W. COR. SEC. 21
COMPUTED POSITION FROM
BARRON COUNTY COORDINATES

ALLEN STREET 66' R/W
 $N 89^{\circ}51'10'' E$
2611.87'

SET 8" SPIKE DUE TO PROXIMITY
TO TELEPHONE REDESTAL
 $S 89^{\circ}53'39'' W$, 459.20' FROM
NW COR. MAIN AND ALLEN (WEST)

S 1/4 COR. SEC. 21
COMPUTED POSITION FROM
BARRON COUNTY COORDINATES

COOPER ENGINEERING COMPANY
310 WEST SOUTH STREET
RICE LAKE, WI. 54868
715-234-7008

EVCL 31 PAGE 4

FIGURE 3

SHEET 1 OF 2

Item 2



Stock No. 26273

SURVEYOR'S CERTIFICATE

I, WAYNE M. RADO, A WISCONSIN REGISTERED LAND SURVEYOR, HEREBY CERTIFY:

THAT UNDER THE DIRECTION OF THE CITY OF RICE LAKE, A SURVEY HAS BEEN MADE OF A PARCEL OF LAND, LOCATED IN OUTLOT 148 AND PART OF OUTLOT 149 OF THE BANISTER PLAT, ALSO BEING PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE-SW) OF SECTION 21, TOWNSHIP 35 NORTH, RANGE 11 WEST (T35N-R11W), CITY OF RICE LAKE, BARRON COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3/4 INCH REBAR AT THE NORTHWEST CORNER OF LOT 1 OF BARRON COUNTY C.S.M. V.30 P.66, WHICH IS THE POINT OF BEGINNING (P.O.B.) OF SAID PARCEL;
 THENCE N 1°55'08" W ALONG THE WEST LINE OF BARRON COUNTY C.S.M. V.6 P.162, 130.01 FEET;
 THENCE N 89°59'58" W, 98.59 FEET;
 THENCE ALONG THE ARC OF A CURVE DEFLECTING NORTHEASTERLY THAT HAS A RADIUS OF 545.40 FEET AND A CHORD OF 204.96 FEET THAT BEARS N 58°08'50" W, 206.19 FEET TO THE EASTERLY RIGHT-OF-WAY OF THE WISCONSIN CENTRAL LIMITED;
 THENCE S 11°33'51" E ALONG SAID EASTERLY RIGHT-OF-WAY, 695.79 FEET;
 THENCE ALONG THE ARC OF A CURVE DEFLECTING WESTERLY THAT HAS A RADIUS OF 5779.65 FEET AND A CHORD OF 36.21 FEET THAT BEARS S 11°23'08" E, 36.21 FEET TO THE NORTH RIGHT-OF-WAY OF ALLEN STREET;
 THENCE S 89°59'59" E ALONG SAID NORTH RIGHT-OF-WAY, 140.30 FEET TO THE SOUTHWEST CORNER OF RECORDS V.825 P.340;
 THENCE N 1°03'58" W ALONG THE WEST LINE OF SAID RECORDS V.825 P.340, 250.70 FEET TO THE NORTHWEST CORNER OF SAID RECORDS V.825 P.340;
 THENCE N 1°18'41" W ALONG THE WEST LINE OF LOT 1 OF SAID BARRON COUNTY C.S.M. V.30 P.66, 228.47 FEET TO THE P.O.B.

SAID PARCEL CONTAINS 2.902 ACRES (126,393 S.F.), MORE OR LESS.

SAID PARCEL SUBJECT TO A PERPETUAL 12-FOOT ACCESS/UTILITY EASEMENT, A PERPETUAL 25-FOOT RAILROAD EASEMENT, AND A PERPETUAL 32-FOOT ACCESS EASEMENT AS SHOWN ON THE FACE OF THIS C.S.M.

SAID PARCEL SUBJECT TO ALL EASEMENTS, RESTRICTIONS, AND RESERVATIONS OF RECORD.

BEARINGS BASED ON THE BARRON COUNTY GEODETIC GRID.

AS PER TITLE INSURANCE COMMITMENT NO. FAT3994, SCHEDULE B, SAID PARCEL MAY BE SUBJECT TO DEEDS M-451 (FLOWAGE RIGHTS) AND MISCELLANEOUS N-326 (POWER LINES AND ACCESSORIES).

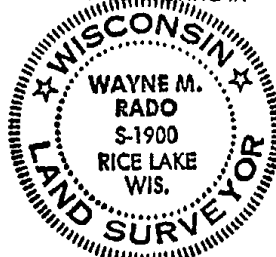
THAT THIS CERTIFIED SURVEY MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE PARCEL SHOWN, AND THE DIVISION OF SAID PARCEL.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF SECTION 236.34 OF THE WISCONSIN STATUTES RELATING TO THE PRACTICE OF LAND SURVEYING IN SURVEYING, MAPPING, AND DIVIDING SAID PARCEL.

SIGNED

DATE

2/27/01



PLANNING COMMISSION APPROVAL

RESOLVED THAT THIS CERTIFIED SURVEY MAP IN THE CITY OF RICE LAKE IS HEREBY APPROVED BY THE CITY OF RICE LAKE PLANNING COMMISSION

DATE

3-16-01

MARK ANGELL, MAYOR

Parcel #: [REDACTED]

02/05/2003 02:22 PM

PAGE 1 OF 1

Alt. Parcel #:

276 - CITY OF RICE LAKE
BARRON COUNTY, WISCONSINCurrent ☒ Creation Date Historical Date Map #
21

Tax Address:

CITY OF RICE LAKE

00000-0000

Owner(s): * = Current Owner

[REDACTED]

Districts: SC = School SP = Special

Type Dist # Description

SC	4802	SCHL-RICE LAKE
SP	8030	RICE LAKE IMPROVE DIST
SP	0007	CITY RLAKE TID #3

Property Address(es): * = Primary

Legal Description: Acres: 0.740
 OL 149-9 & OL 148-2 PRT OUTLOTS 149 & 148
 SHOWN AS LOT 2 CSM 31/4 OUTLOTS CITY
 OF RICE LAKE

Plat: 0951-OUTLOTS 21/35/11
 Block/Condo Bldg: LOT 149&

Tract(s): (Sec-Twn-Rng 40 1/4 160 1/4)
 21-35N-11W SE SW

Notes:

Parcel History:

Date	Doc #	Vol/Page	Type
		119/428	

2002 SUMMARY

Bill #:

Fair Market Value:

Assessed with:

0

Valuations:

Last Changed: 04/04/2002

Description	Class	Acres	Land	Improve	Total	State	Reason
OTHER	X4	0.740	0	0	0	NO	

Totals for 2002:

General Property	0.000	0	0	0
Woodland	0.000	0	0	0
All	0.740	0	0	0

Totals for 2001:

General Property	0.000	0	0	0
Woodland	0.000	0	0	0
Total	0.000	0	0	0

Lottery Credit:

Claim Count:

0

Certification Date:

Batch #:

Specials:

User Special Code

Category

Amount

Total	Special Assessments	Special Charges	Delinquent Charges
	0.00	0.00	0.00

Item 1

Alt. Parcel #:

276 - CITY OF RICE LAKE
BARRON COUNTY, WISCONSINCurrent ☒ Creation Date Historical Date Map #
21

Tax Address:

JFJ PROPERTIES LLC
331 S MAIN ST
RICE LAKE WI 54868-0000Owner(s): * = Current Owner
* JFJ PROPERTIES LLC

Districts: SC = School SP = Special

Type	Dist #	Description
SC	4802	SCHL-RICE LAKE
SP	8030	RICE LAKE IMPROVE DIST
SP	0007	CITY RLAKE TID #3

Property Address(es): * = Primary
* 35 W ALLEN STLegal Description: Acres: 2.160
OL 148 & 149-8 OUTLOT 148 & PRT OUTLOT
149 SHOWN AS LOT 1 CSM 31/4 OUTLOTS
CITY OF RICE LAKEPlat: 0950-OUTLOTS
Block/Condo Bldg: LOT 148&Tract(s): (Sec-Twn-Rng 40 1/4 160 1/4)
21-35N-11W SE SW

Notes:

Parcel History:

Date	Doc #	Vol/Page	Type
03/06/2002	653705	962/786	QCD
05/08/2001	640585	908/137	WD
		119/428	

2002 SUMMARY

Bill #: 21585

Fair Market Value: 228,200

Assessed with:

Valuations:

Last Changed: 04/15/2002

Description	Class	Acres	Land	Improve	Total	State	Reason
COMMERCIAL	G2	2.160	172,000	0	172,000	NO	

Totals for 2002:

General Property	2.160	172,000	0	172,000
Woodland	0.000	0	0	0
All	2.160	172,000	0	172,000

Totals for 2001:

General Property	0.000	0	0	0
Woodland	0.000	0	0	0
Total	0.700	0	0	0

Lottery Credit:

Claim Count: 0

Certification Date:

Batch #:

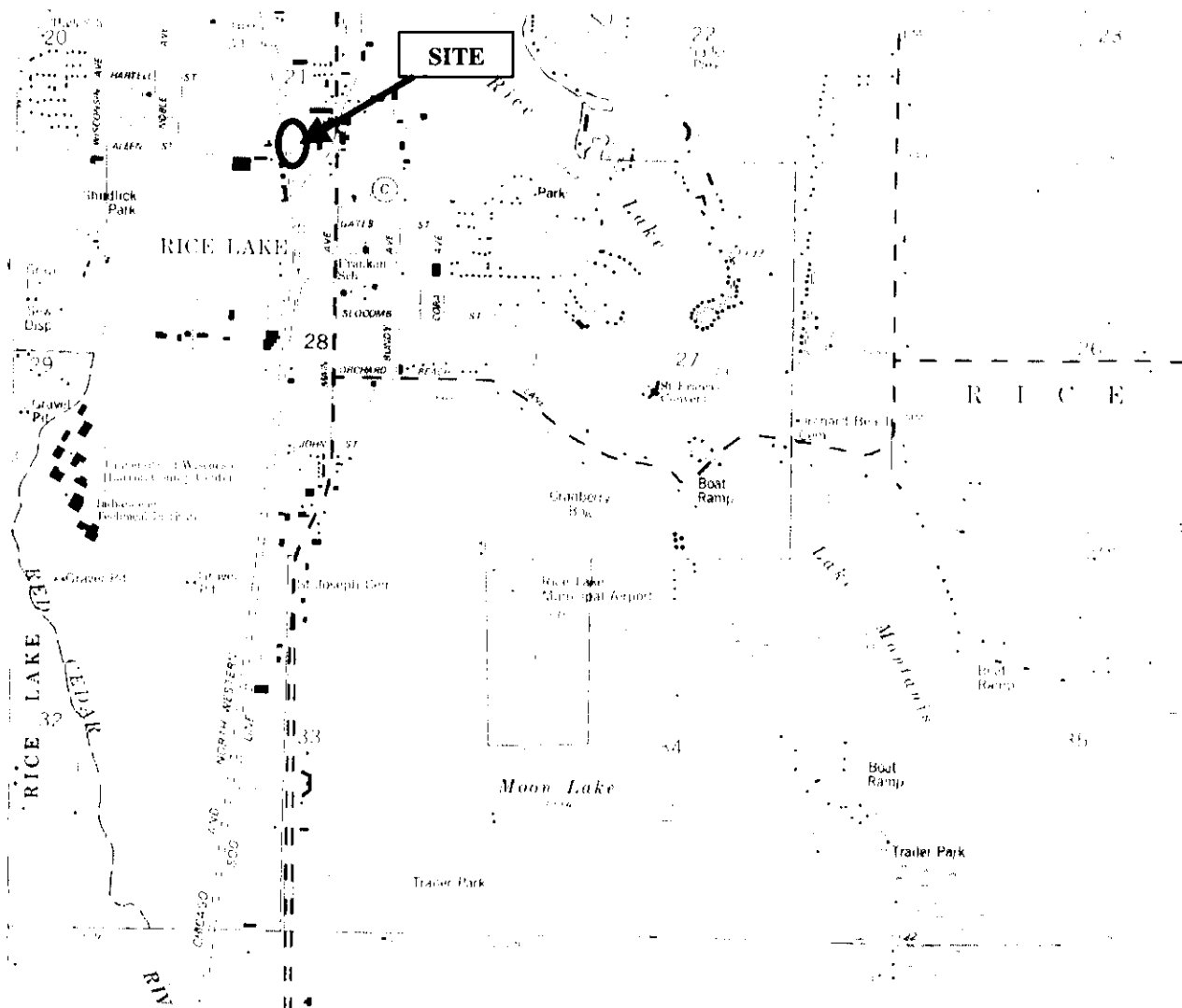
Specials:

User Special Code

Category

Amount

Total	Special Assessments	Special Charges	Delinquent Charges
	0.00	0.00	0.00



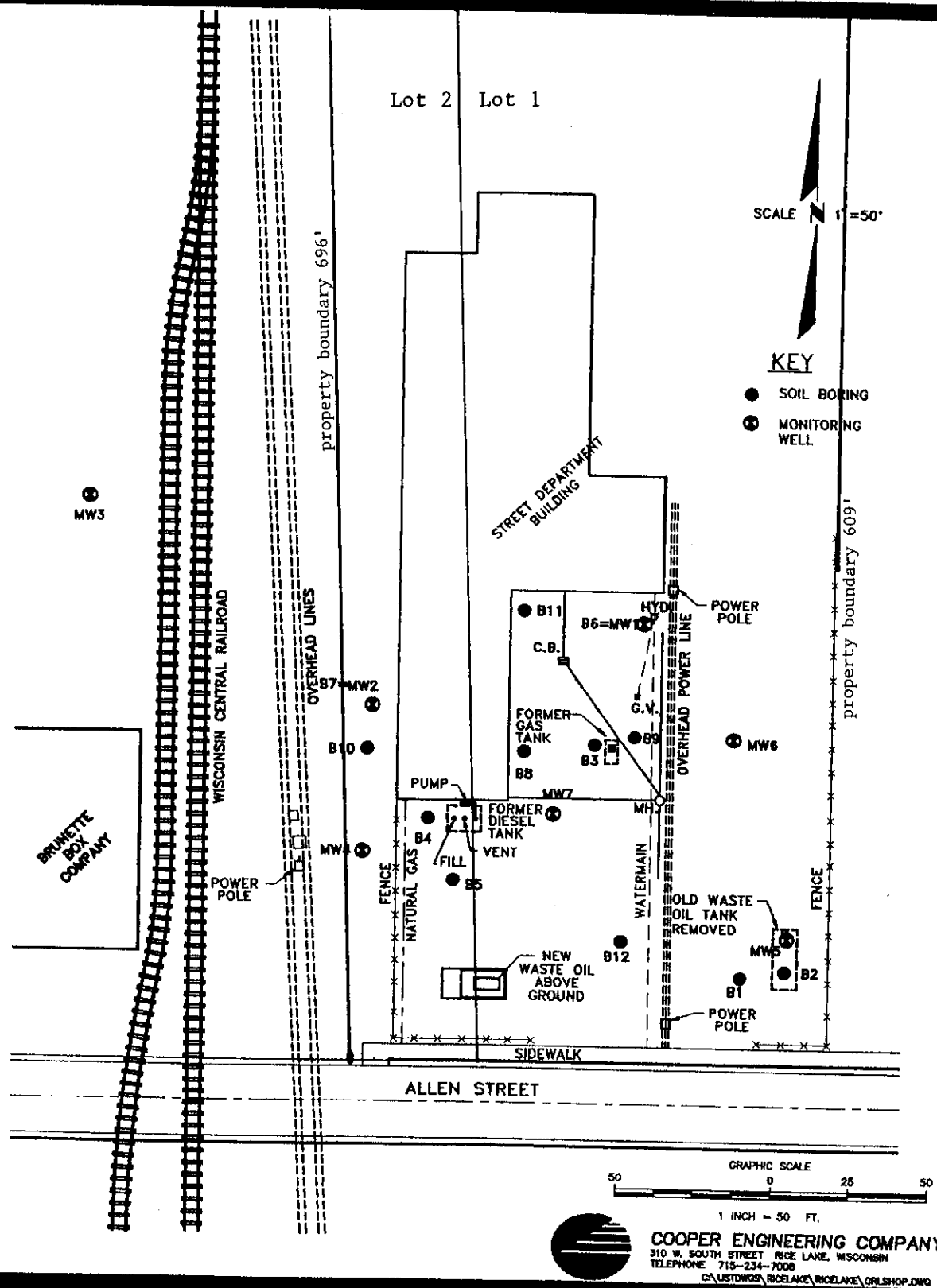
SITE LOCATION
 USGS 7.5 Minute Series Topographic
 Rice Lake South Quadrangle 1978
 Scale 1:24,000 Contour Interval 10 feet

City of Rice Lake
Street Department Shop Site
35 West Allen Street

Parcel Identification Number
276-5004-68-000 and 276-5004-60-000

Geographic Position
WTM 384381, 559394

ITEM 3
ITEM 4



RICE LAKE STREET DEPARTMENT SHOP
BORING & MONITORING
WELL LOCATIONS

Item5

**City of Rice Lake Street Department
Groundwater Laboratory Results
ITEM 6**

	MW1	MW2	MW3	MW4	MW5	MW6	MW7	PAL	ES
Parameter	6/8/01	1/9/02	1/9/02	6/8/01	1/9/02	6/8/01	1/9/02		
Benzene	<0.16	<0.8	<0.16	<0.306>	<0.16	<0.16	<0.16	0.5	5
Toluene	<0.4	<2.0	<0.4	<0.4	<0.4	<0.4	<0.4	200	1,000
Ethylbenzene	<0.5	26.0	<0.5	<0.577>	<0.5	<0.5	3.74	140	700
Total Xylenes	<0.4	86.80	<0.4	4.93	<0.4	<0.4	10	1,000	10,000
MTBE	<0.3	<1.5	<0.3	<0.3	<0.3	<0.3	<0.3	12	60
Total Trimethylbenzenes	<0.4	240.1	<0.4	22.19	<0.4	<0.4	45.34	96	480
GRO	<50	1500	<50	360	<50	<50.0	362		
DRO	168	1780	204	2500	168	319	1010		
FID as Gasoline	--	--	--	--	--	--	--		
FID as #2 Fuel Oil	--	--	--	--	--	--	--		

All results are in ug/L unless otherwise noted

--, parameter not analyzed

ND, parameter not detected

<0.4, parameter not detected above the laboratory's limit of detection (LOD)

<0.319>, parameter detected between the laboratory's LOD and limit of quantitation (LOQ)

Italic values indicate a Wisconsin Administrative Code Chapter NR140 Preventive Action Limit (PAL) exceedance

Bold values indicate a Wisconsin Administrative Code Chapter NR140 Enforcement Standard (ES) exceedance

Item 6
Rice Lake Street Department Site
Soil Samples from Tank Removal
October 29, 1990

GAS TANK	Sample Locations:	below center	below south end	beneath pump	under pump	RCL
Benzene mg/kg		<0.50	<0.005	8.9	0.66	0.0055
Toluene mg/kg		0.83	<0.005	67	100	1.5
Ethylbenzene mg/kg		<0.50	<0.005	9.5	33	2.9
Xylene mg/kg		5	<0.005	150	760	4.1
FID Scan mg/kg as gasoline			<0.50	770	2600	100
FID Scan mg/kg as #2 fuel oil		1700	<2.0			100

DIESEL TANK	Sample Locations:	beneath east end	north side	west end 4'	below pump 8"	RCL
Benzene mg/kg		<0.005	0.007	<0.005	0.012	0.0055
Toluene mg/kg		<0.005	<0.005	<0.005	<0.005	1.5
Ethylbenzene mg/kg		<0.005	<0.005	<0.005	<0.005	2.9
Xylene mg/kg		<0.005	<0.005	<0.005	<0.005	4.1
FID Scan mg/kg as gasoline		<0.50	<0.50	<0.50	<0.50	100
FID Scan mg/kg as #2 fuel oil		12	<2.0	<2.0	<2.0	100

RCL = Wisconsin Administrative Code Ch. 720 Residual Contaminant Level

Bold = NR 720 RCL exceedance

Item 6
City of Rice Lake Street Department
Laboratory Analysis - Soil
Samples Collected September 28 and 29, 1993

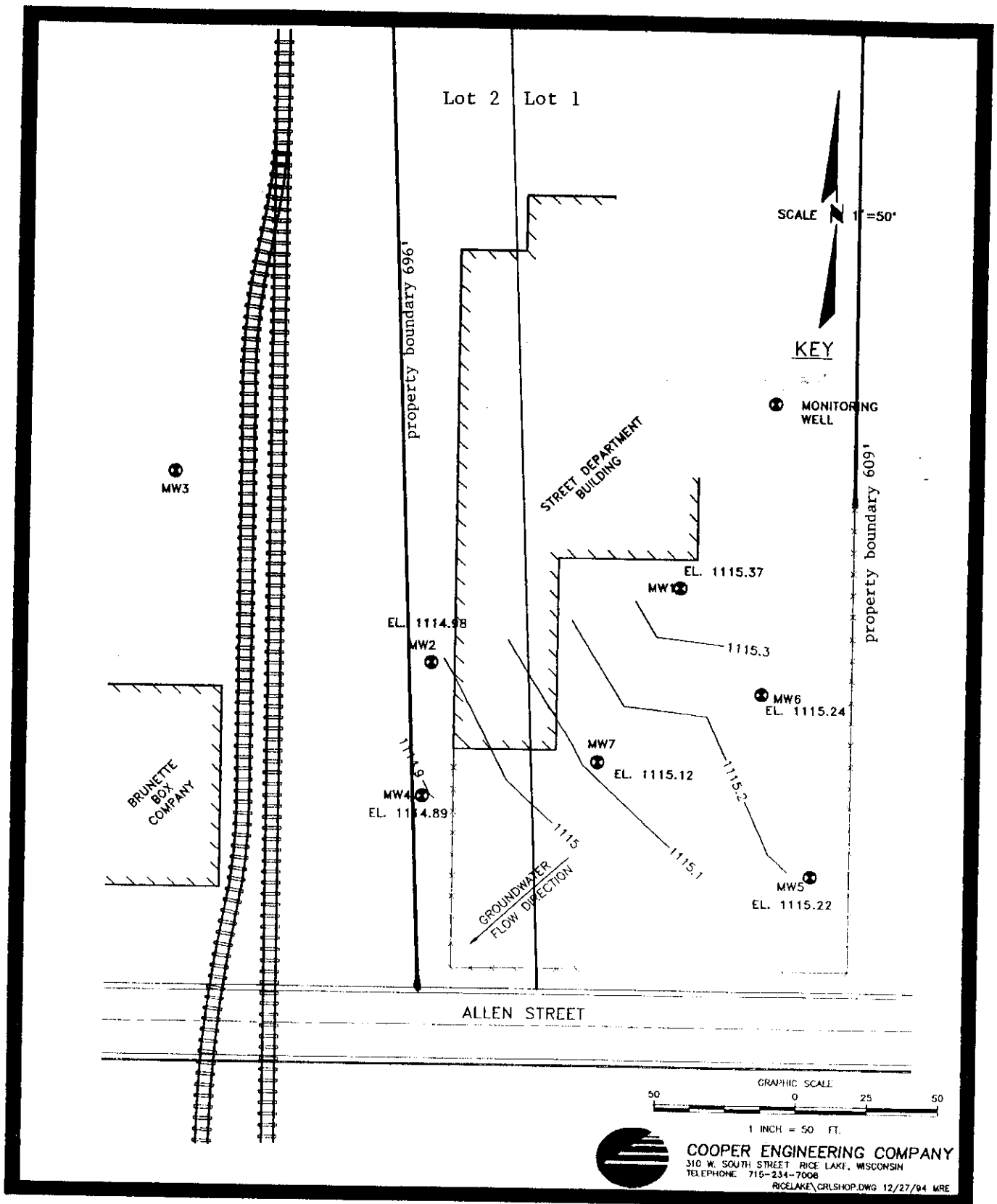
Sample Depth:	MW4 10'	MW4 18-20'	B10 13-15'	MW3 10'	B12 10'	B12 15-17'	B11 8-10'	B11 13-15'	MW6 10'	MW6 20'	MW5 8-10'	MW5 15-17'	MW7 10'	MW7 17'	RCL
Benzene	<0.06	<0.06	<0.05	<0.06	<0.05	<0.05	<0.05	<0.06	<0.07	0.43	<0.006	<0.006	<0.06	<0.06	0.0055
Ethylbenzene	<0.06	<0.06	<0.05	<0.06	<0.05	<0.05	<0.05	<0.06	<0.07	1.8	<0.006	<0.006	<0.06	<0.06	2.9
Methyl tertiary butyl ether (MTBE)	<0.6	<0.6	<0.5	<0.6	<0.5	<0.5	<0.5	<0.6	<0.7	<0.6	<0.06	<0.06	<0.6	<0.6	
Toluene	<0.06	<0.06	<0.05	<0.06	<0.05	<0.05	<0.05	<0.06	<0.07	0.6	<0.006	<0.006	<0.06	<0.06	1.5
1,2,4-Trimethylbenzene	<0.06	<0.06	<0.05	<0.06	<0.05	<0.05	<0.05	<0.06	<0.07	4.1	<0.006	<0.006	<0.06	<0.06	
1,3,5-Trimethylbenzene	<0.06	<0.06	<0.05	<0.06	<0.05	<0.05	<0.05	<0.06	<0.07	1.3	<0.006	<0.006	<0.06	<0.06	
Total Xylene	<0.06	<0.06	<0.05	<0.06	<0.05	<0.05	<0.05	<0.06	<0.07	2.5	<0.006	<0.006	<0.06	<0.06	4.1
GRO	<10	<10	<10	<10	<10	<10	<10	<10	<10	200	<10	<10	<10	<10	100
DRO	<10	<10	<10	<10	<10	<10	<10	<10	<10	100	<10	<10	<10	<10	100

all results in mg/kg unless otherwise noted
MW5 samples analyzed for complete VOC scan--none detected

Rice Lake Street Department Site
Soil Boring Lab Results
March 21 through 26, 1991

Sample Locations:	B1 14.5-15'	B2 12.5-13.5'	B3 21.5'	B8 18.5'	B8 14-15'	B9 21-23'	B4	RCL
Sample Depths:								
Benzene mg/kg			<0.005	<0.005	<0.005	<0.005	<0.005	0.0055
Toluene mg/kg			<0.005	0.022	<0.005	0.068	<0.005	1.5
Ethylbenzene mg/kg			<0.005	0.078	<0.005	0.087	0.34	2.9
Xylene mg/kg			<0.005	0.74	<0.005	0.29	3.7	4.1
FID Scan mg/kg as gasoline			<0.50		<0.50	9.9		100
FID Scan mg/kg as #2 fuel oil			<2.0	100	<2.0	<2.0	150	100
Oil and Grease mg/kg	<2	<2						

RCL = Wisconsin Administrative Code Ch. 720 Residual Contaminant Level
Bold = NR 720 RCL exceedance



RICE LAKE STREET DEPARTMENT SHOP
GROUNDWATER CONTOURS – FEBRUARY 1994

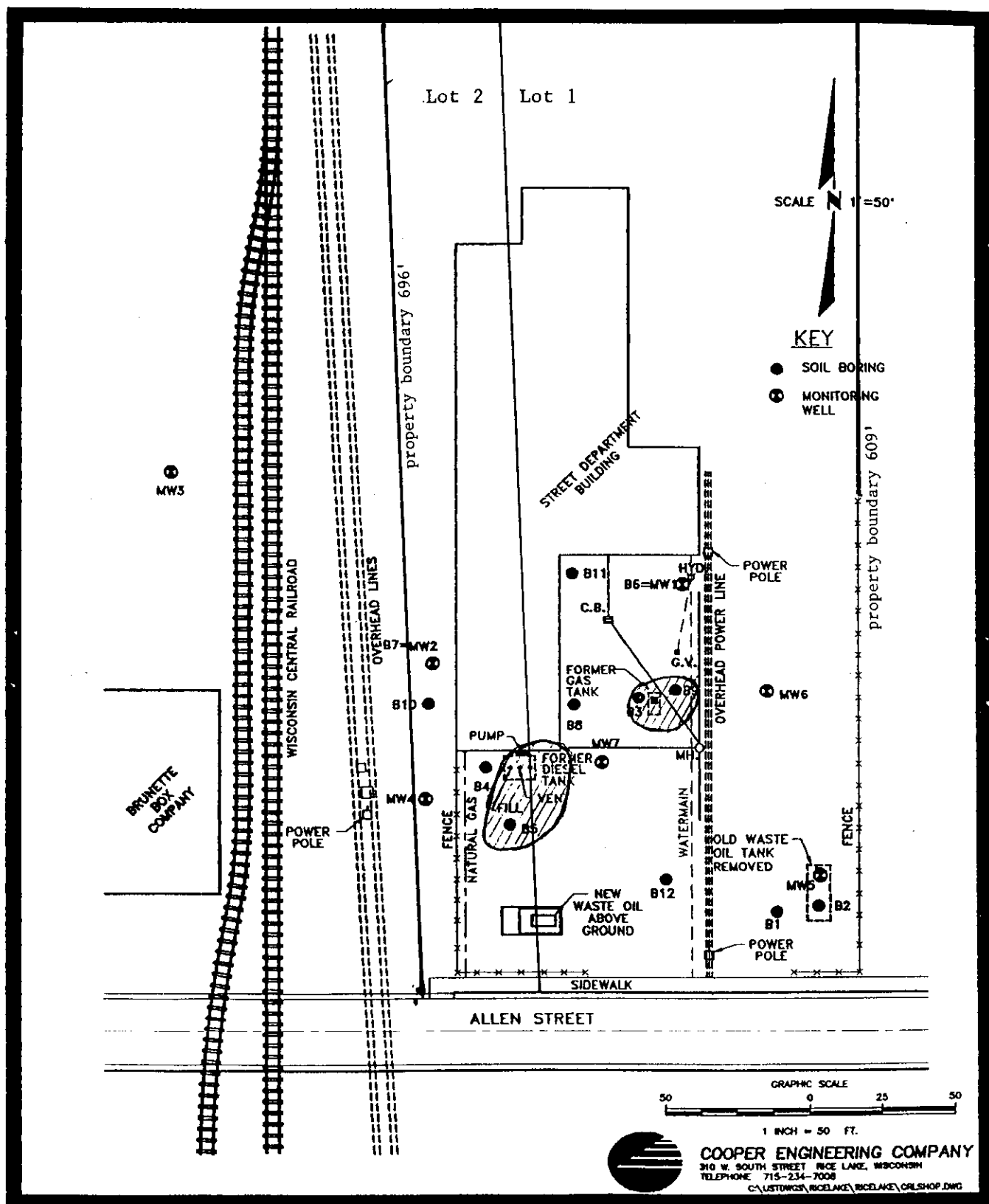
**City of Rice Lake Street Department
Groundwater Elevations**

Item 8

Well Number	Top of PVC	Top of Screen Elevation	Bottom of Screen Elevation	Screen Length	3/6/00	6/15/00	9/5/00	1/16/01	4/6/01	6/8/01	10/9/01	1/9/02
MW 1	1136.35	1114.50	1104.50	10.00	1115.55	1116.04	1116.53	1115.62	1115.62	1116.91	--	--
MW 2	1134.75	1117.30	1107.30	10.00	1115.39	1115.86	1116.34	1117.33	1116.44	1116.66	1116.24	1115.61
MW 3	1132.83	1121.83	1111.83	10.00	1117.7	1118.68	1120.08	1118.39	1118.38	1120.33	1117.85	1118.41
MW 4	1132.72	1118.72	1108.72	10.00	1115.25	1115.78	1116.20	1113.35	1115.32	1116.43	--	--
MW 5	1133.57	1119.57	1109.57	10.00	1115.41	1116.01	1116.57	1115.59	1115.59	1116.70	1116.37	1117.78
MW 6	1133.22	1122.22	1112.22	10.00	1115.46	1115.99	1116.47	1115.53	1115.53	1116.67	1116.38	1116.46
MW 7	1133.06	1119.06	1109.06	10.00	1115.39	1115.89	1116.33	1115.45	1115.45	1116.58	1115.24	1115.66

* Elevations in Reference to Feet Above Mean Sea Level

MW1 and MW4 were destroyed during construction of new building

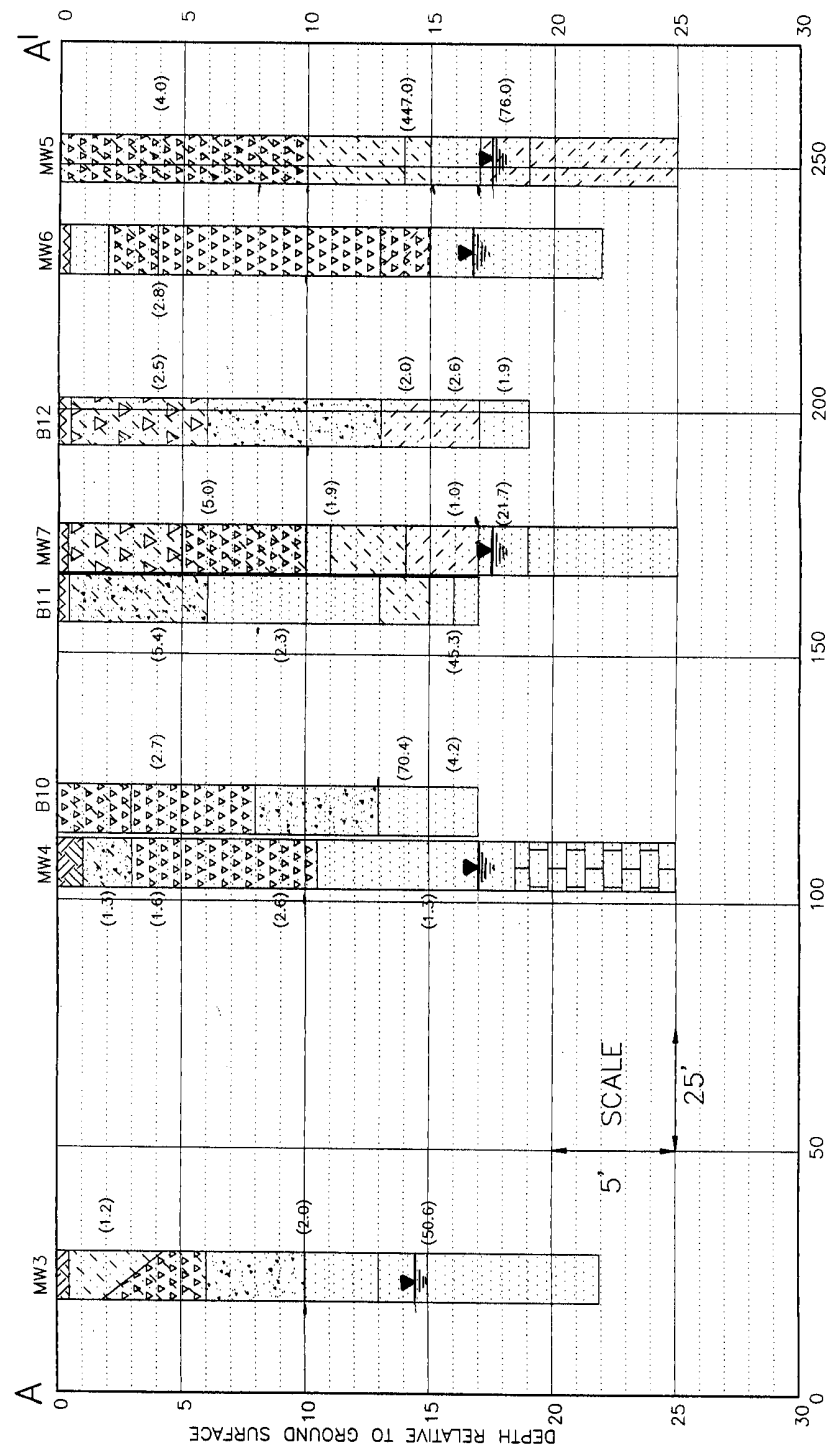
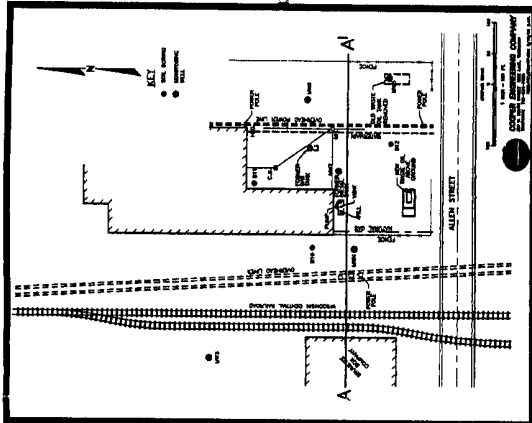


RICE LAKE STREET DEPARTMENT SHOP BORING & MONITORING WELL LOCATIONS

Item 10

ESTIMATED LIMITS OF SOIL CONTAMINATION





RICE LAKE STREET DEPARTMENT SHOP

KEY
PID READING AS BENZENE
EQUIVALENT (PPM)

5' SCALE
25'

Item 11

RICE LAKE STREET DEPARTMENT SHOP

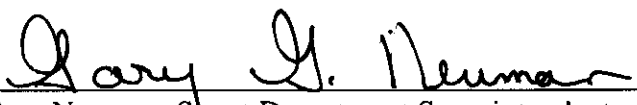
ITEM 12

**City of Rice Lake
Street Department Shop Site**

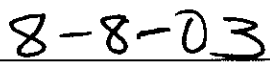
NR 4400-202 (rev 10-29-02) Page 4

Item B. 12.

The City of Rice Lake believes that the legal descriptions shown in Vol. 962, p. 786, Vol. 908, p. 137, and Vol. 119, p. 428, describe all parcels that are within, or partly within the boundary of the extent of residual soil contamination.



Gary Neuman, Street Department Superintendent



Date